\$625,000 - 7420 36 Avenue Nw, Calgary

MLS® #A2221256

\$625,000

3 Bedroom, 2.00 Bathroom, 908 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

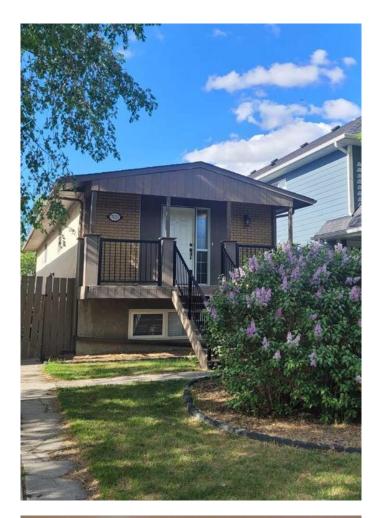
Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness!

This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residencesâ€"each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all.

Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storageâ€"including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairsâ€"ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup!

Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deckâ€"complete with a fenced dog run, low-maintenance landscaping, and ample parking.

Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl





plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreeen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing with coat and shoe storage and under-stair space adds even more practicality. This move-in-ready home is steps from schools, transit, daycare, and the new Superstore, and just minutes to Bowness Park, Canada Olympic Park, the West Calgary Farmers Market, and downtown Calgaryâ€"only a 10-minute drive away! Whether you're investing or nesting, this is your chance to own a versatile, income-generating home in one of Calgary's most vibrant communities. Schedule your private showing todayâ€"this one won't last long!

Built in 1976

Essential Information

MLS® # A2221256

Price \$625,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 908

Acres 0.07

Year Built 1976

Type Residential

Sub-Type Detached

Style Bi-Level, Up/Down

Status Active

Community Information

Address 7420 36 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B1V3

Amenities

Parking Spaces 4

Parking Alley Access, Parking Pad, S

Interior

Interior Features Built-in Features, No Smoking Home, Separate Entrance

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 43

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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